

# INFORMATION SHEET

## Rezoning Application for 1412-1460 Howe St, 1410 & 1429 Granville St, & 710 Pacific St

**Architect:** DIALOG / Bjarke Ingels Group

**Property Owner:** Westbank Projects Corp.

### DEVELOPMENT STATISTICS:

	<b>Current Zoning/Policy</b>	<b>Proposed Zoning</b>
<b>Site Area</b>	136,779 sq. ft. (12 707 m <sup>2</sup> )	Approx. 106,000 sq. ft. (9 848 m <sup>2</sup> ), after street dedications
<b>Zoning District &amp; Guiding Policies</b>	<p>Howe Street Sites:</p> <ul style="list-style-type: none"> <li>• FCCDD (False Creek Comprehensive Development) District</li> <li>• Granville Slopes Policies (1989)</li> <li>• General Policy for Higher Buildings (2011)</li> </ul> <p>Granville Street Sites:</p> <ul style="list-style-type: none"> <li>• BCPED (B.C. Place/Expo) District</li> <li>• Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines (2007)</li> </ul>	CD-1 (Comprehensive Development) District
<b>Land Uses</b>	<p>FCCDD &amp; BCPED:</p> <ul style="list-style-type: none"> <li>• Residential, Institutional, Industrial, Commercial, Commercial-Recreational, Parks &amp; Open Spaces</li> </ul> <p>Granville Slopes Policies:</p> <ul style="list-style-type: none"> <li>• Residential and Commercial (Howe Street sites)</li> </ul> <p>Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines:</p> <ul style="list-style-type: none"> <li>• Retail, Office, and Industrial (Granville Street sites)</li> </ul>	<p>Howe Street Sites:</p> <ul style="list-style-type: none"> <li>• Residential, Retail-Service, and Institutional</li> </ul> <p>Granville Street Sites:</p> <ul style="list-style-type: none"> <li>• Retail and Office</li> </ul>
<b>Density</b>	<p>Howe Street Sites:</p> <ul style="list-style-type: none"> <li>• Approx. 175,932 sq. ft. (Granville Slopes Policies)</li> </ul> <p>Granville Street Sites:</p> <ul style="list-style-type: none"> <li>• Approx. 7,762 sq. ft. (Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines)</li> </ul>	<p>653,046 sq. ft. floor area</p> <ul style="list-style-type: none"> <li>• Strata Residential: 424,789 sq. ft.</li> <li>• Rental Residential: 68,240 sq. ft.</li> <li>• Retail: 67,800 sq. ft.</li> <li>• Office Space: 63,890 sq. ft.</li> <li>• Childcare: 7,000 sq. ft.</li> </ul>

	<b>Current Zoning/Policy</b>	<b>Proposed Zoning</b>
<b>Building Height</b>	Howe Street Sites: <ul style="list-style-type: none"> <li>• 225 ft. (Granville Slopes Policies)</li> <li>• 425 ft. (General Policy for Higher Buildings)</li> </ul> Granville Street Sites: <ul style="list-style-type: none"> <li>• 40 ft. (Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines)</li> </ul>	493 ft. (150 m) - 49 storeys <ul style="list-style-type: none"> <li>• Podium: 120 ft. (9 storeys)</li> <li>• Tower: 493 ft. (49 storeys)</li> </ul>
<b>Parking</b>	Spaces required for proposed development estimated at 475 parking spaces <ul style="list-style-type: none"> <li>• Residential: 372</li> <li>• Non-Residential: 103</li> </ul>	613 parking spaces <ul style="list-style-type: none"> <li>• Residential: 500</li> <li>• Non-Residential: 113</li> </ul> Note: There are also approximately 100 on-street parking spaces.

***For more information or to provide comments on this application:***

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